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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

DUNCAN MOORE

vs.

U.S. ENGINE & IMPORT ENGINE INC.,
ET AL.

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 13-2-32465-2 KNT

JUDGMENT RENDERED ON 9/13/2013
WRIT OF EXECUTION ISSUED: 4/15/2015
2nd ORDER TO PROCEED WITH SHERIFF'S SALE
ISSUED: 9/29/2015
DATE OF LEVY: 10/2/2015

TO: U.S. ENGINE & IMPORT ENGINE INC; MICHAEL P. CROSSAN AND ROWENA CROSSAN,
each individually and together as a marital community, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

27739 166TH AVENUE SE COVINGTON, WA 98042

LOT 49, COVINGTON FIRST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
100 OF PLATS, PAGES 100 AND 101, IN KING COUNTY, WASHINGTON
TAX PARCEL NO. 179620-0490.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 20, 2015
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$195,226.80** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on November 20, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON NOVEMBER 20, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

If the sale is not pursuant to a judgment of foreclosure of a mortgage, the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor(s) do have sufficient personal property to satisfy the judgment, the judgment debtor(s) should contact the Sheriff's office immediately.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
TACEY GOSS P.S.
330 112TH AVENUE NE
STE 301
BELLEVUE, WA 98004
425-489-2878